Catalina Pueblo Chronicle

October 2026



State of the Pueblo

Page Chancellor, President

Happy October!

Summer really flew by, and we are so lucky that the weather has cooled off just a bit. I love seeing so many of you out taking early morning walks enjoying the nice morning temperatures. Everything looks really good, we luckily escaped most of the heavy wind, monsoon damage this summer.

During the past few months, several homes have sold in the Pueblo, and I am excited to welcome Robert & Sharon Jones (2596 E. Avenida de Maria), Paul and Kendall Daniels (6315 N. Calle del Caballo), Karen Smith (2701 E. Avenida de Posada), John & Donna Schaibley (2561 E. Cerrada Adelita), and Jennifer Bogan (2546 E. Avenida de Maria) to the neighborhood! If you see someone that you don't recognize while you are out and about, please introduce yourself as it could be one of our new neighbors. Also, if you know anyone looking to be a part of our special neighborhood - we have three homes for sale - one on Avenida de Posada, Avenida de Pueblo, and Calle de Caballo.

My term as President will come to an end in January, so we are looking to add at least one new Board member. And, as always, your Board is always looking for committee volunteers. The more that help, the easier the jobs become. Please reach out to me or Emily Green if you are interested in joining the Board or a Committee and we will be happy to get you placed in just the right position.

Have a great month, and I hope to see you around the neighborhood soon!

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Reminder to Residents:

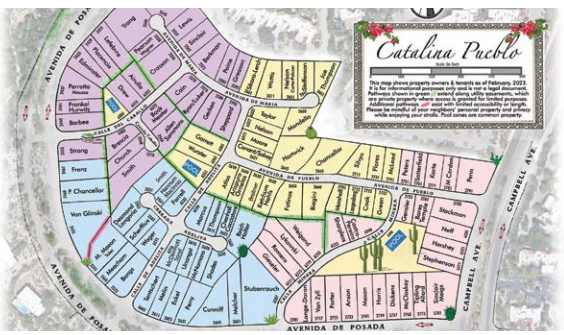
This autumn, the Architecture and Landscape committees will be reviewing property conditions.

- Who are we? The committees are comprised of volunteers from the neighborhood.
- What is our Goal? Providing a fresh set of eyes to help you spot gradual deterioration, helping you maintain your home and landscaping, and identify elements that may be out of compliance with the Association's CC&Rs and Rules.
- How often is a property reviewed? Alternate-years. Committee representatives visit all 108 properties on a two-year cycle.
- Am I being singled out? No. Every property is reviewed, and every homeowner will receive a letter.

If you see committee members walking around your property, come out and say hello and walk around together.

This fall, the architecture committee will be reviewing the RED QUADRANT.
The Landscape Committee will be reviewing the YELLOW QUADRANT.
See the accompanying map to identify your zone. (sorry the names are out of date, but the addresses and tinting are accurate).

Thank you to all for helping keep the Pueblo beautiful.



Secretary Report

Emily Green, Secretary & Social Chair

Happy October Neighbors! I look forward to seeing more of you as you return to the Puenlo after a summer full of heat but also some impressive monsoons.

I have been the Social Chair for the past three years and am ready to pass on the torch at the end of this year. It has been a gratifying role that has allowed me to meet and interact with so many amazing neighbors at our various events, but it is time for me to focus on my new endeavors. This is a relatively easy role to lead, especially with a small committee. We have 3 official events each year: The Annual Party & Dessert Exchange, the Tapas Tour, and the Cinco de Mayo party at Adelita Pool. There is also the Annual Meeting held in January that simply requires reserving the room at St. Philip's in the Hills Episcopal Church and providing light snacks. I'm happy to help guide the next Social Chair through each of these events, and anything else involved in this role.

If you are interested in taking over this fun social position, please contact me so we can discuss, and I can answer any questions. My number is 720-530-3140, and my personal email is emgboulder@gmail.com.

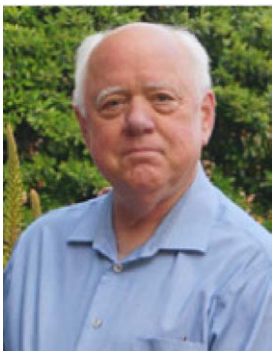
This position is not limited to someone who lives in the Pueblo year-round, since our major events happen when most residentts are back in Tucson. Much of the coordination can be done ahead of time from anywhere. I will continue as Board Secretary for the foreseeable future.



Wildflowers at Minera Common under monsoon sky
Photo by Mark Sammons

Bob Garrett

In Memoriam



Robert (Bob) Garrett, born August 28, 1944, died on July 11, 2026 in Upstate New York.

Bob lived life to its fullest. He is remembered for being one of the kindest, most thoughtful, and helpful people who has lived in the Pueblo, in addition to everyone he knew in Napanoch, NY, the Garrett's summer residence. When anybody needed anything, Bob was there to help.

Originally from the Fort William, Ontario, Canada, Bob met Ursula, his wife of more than 60 years and a native of Bern, Switzerland, in New York City. During the early years of their marriage, he served in the U.S. Navy, part of his time spent as the Captain's Secretary for a Goodwill Tour throughout the Middle East and Asia.

Following his time in the service, Bob was a reporter for The New York Post, and Ursula was also in journalism. Bob was a dedicated reporter, who carefully listened to people and made sure their stories were told. Once Rupert Murdoch took over, Bob opted to leave The Post.

Subsequently, Bob and Ursula started their own business in advertising and sales promotion. They started out living in a small apartment in New York City, then moved to a loft directly across from Union Square Market.

Bob and Ursula were lovers of the arts, especially classical music and opera, and together they commissioned a beautiful piano trio — *Color Through*, by composer Jennifer Higdon — for the Arizona Friends of Chamber Music, for which they were annual supporters.

Here in the Pueblo, Bob was unofficial court photographer for neighborhood parties, and creatively assembled the images for the monthly newsletter.

Bob's sense of humor was keen, and his abilities as a raconteur brought many a laugh, making him a cheering and memorable presence at any gathering. He will be missed by all who knew him.

From The Landscape Committee

Here we go again. Another invasive species, and this one is not visible until it's too late. The bacterium *Xylella fastidiosa* – whose symptoms are called "oleander leaf scorch" – is spread by otherwise innocent insects, the sharpshooter and spittle bugs, both sap suckers. As the bug crawls or hops from shrub to shrub, it inadvertently spreads the unwelcome hitchhiker.

There are several subspecies, with origins as diverse as southern Central America, Brazil, Europe, temperate North America, southern North America. Each tends to favor a specific species of plant. The disease we are interested in was first identified in southern California in the early 1990s, and was identified in Arizona in 2004.

At first, leaf scorch just looks like drought stress. As an oleander becomes infected, the plant's circulatory system is choked off by the bacterium, and dead dry spots appear, first at the tips and edges of leaves. Gradually a whole leaf, then bough, then entire shrub is taken over. Many of the dead leaves remain on the plant, both ugly and a fire hazard. In the course of 3 to 5 years the shrub dies. The bacterium is spread steadily to adjacent plants.

The disease spreads most rapidly in summer when the insects are most numerous, which makes it easily mistaken for drought stress. To distinguish between drought stress and leaf scorch … water your oleanders so you can rule out drought.

Increased watering during our ever-worsening water shortage seems absurd, but whether you love or hate oleander, their loss would have a transformative effect on our neighborhood and on the city. If – or when – leaf scorch reaches us, the severity of loss will be softened by the variety of other kinds of plants in our landscapes.

Between now and the likely inevitable, vary your landscape plants with varied arid climate plants, shrubs and trees. When browsing at nurseries, seek out the native plant section, and by all means check our association's reference list of plant ideas. You can find it on our website, where plants are listed in groups by height from small wildflowers up to trees … with plants to avoid listed at the end.
See: https://catalinapueblo.com/plant-list/



Advanced case of leaf scorch

Oleander growing wild in its native Morocco



Landscape Committee

Barbie Adler
Doreen Frankel
Carolyn Neff
Jean Paine
Karen Satterfield
Lee Strang
Marion Taylor
Mark Sammons, Chair

pueblorecipes

recipes collected and edited by david scott allen • october 2026

We are deep into pear season, yet it's still warm enough for a nice entrée salad.

I used panko breadcrumbs to coat the cheese, but panko crumbs are quite coarse. To get a finer crumb, I simply blitz the panko in the food processor or spice grinder to make them finer.



Baby Greens with Fried Chèvre and Pears

4 ounces fresh goat cheese (chèvre), cold
2 tablespoons flour
1 egg, beaten in a wide bowl
1/4 cup panko breadcrumbs, more as needed
3 tablespoons walnut oil
1 tablespoon lemon juice
1/2 teaspoon Dijon mustard
pinch sugar
salt and freshly ground pepper, to taste
8 ounces mixed baby greens
2 tablespoons olive oil, for frying
2 small firm-ripe pears
2 tablespoons coarsely chopped pistachios

Slice goat cheese log into 8 disks, about 1/4-inch thick. Coat them with flour, then dip in the beaten egg, and finally press them into the panko breadcrumbs. Set cheese disks on a plate and refrigerate them until ready to fry. Whisk together the walnut oil, lemon juice, Dijon mustard, sugar, salt, and pepper until emulsified. Mix lettuces with the dressing and divide among two serving plates, leaving room for pears and cheese. Place olive oil in a skillet heated to medium high. Sauté the cheese disks on both sides until golden; drain on paper towels. Using a mandoline or a sharp knife, slice 1/8-inch thick slices through the pear (pop out any seeds) and arrange on one side of the plates. Lightly dress the greens then mound them opposite the pear slices. Place fried goat cheese disks on top, then sprinkle with pistachios, and serve immediately. Serves 2 as a main course.

This recipe, and many more, can be found on David's blog. Cocoa & Lavender - www.cocoaandlavender.com.
If you have any culinary questions for David, feel free to email him at cocoaandlavender@gmail.com

COCOA & LAVENDER

Tried & True Trades

If you have received excellent service from an individual or company and wish to share your recommendation with your neighbors, please email Connie, conniechurch313@gmail.com, or put your written recommendations in the Association mailbox at Adelita Pool 6251 N. Calle de Adelita.

Tree Surgeons

Certified by &/or follow standards of International Society of Arboriculture

Bartlet Tree Experts 520-628-9699
Recommended by Michael Sharpless

Gabriel Tadeo The Certified Arborist 520-273-4755
Recommended by Mark Sammons

Stan Lowery, R.O. Landscaping & Tree Service 520-320-3697
Recommended by Joey Barbee

Michael Kenny Finger Rock Landscaping 520-331-0033
Recommended by Jennifer Wurster

Pilates

Lorraine Edminster 520-591-5918
Recommended by Warren Edminster

Real Estate

Patrice A. Placencia 805-901-8727
Recommended by Michael Lefebvre & Warren Edminster

Russ Carden Long Realty 520-235-5411
Recommended by Pat Weigand

Stephanie Meigs Sinclair Assoc. 520-577-5120
Recommended by Carol Sinclair

Carpet Cleaning

Sea Breeze Floor Care (Cason) 520-546-2104 (carpet, stone, tile & grout)
Recommended by Lee Strang

Concrete, Masonry, Block, Adobe & Stucco Repair

Dennis Detmering 727-244-0810
Burnt Adobe Spray Maintenance
Recommended by Joe & Sandy Thompson

Tony Gonzalez 520-250-6769
Recommended by Joey Tanner Barbee

Armando Pacheco - 520-338-3980
Recommended by David Scott Allen & Mark Sammons

Ed Carrillo (Stucco) 520-360-0405
Recommended by John & Ann Berkman

Drain Cleaning & Plumbing

Rootin Tootin Rooter 520-464-4889
Recommended by Marianne Van Zyll & Barb Eckel

Electrician

Ruben Castaneda 520-250-6043
Recommended by David Scott Allen & Mark Sammons

Joe McDaniel/Just Energize It 520-409-6096
Recommended by Jean Paine

Handyman

C & C Scape 520-250-9988
Handyman and Wrought Iron
Recommended by Joe & Sandy Thompson

Anthony - AZ Handyman 330-605-3066
Recommended by Marianne Van Zyll

Richard Floyd 520-404-5806
Recommended by Olive Mondello

Nailed It: Mark Confer 520-990-8823
Recommended by John & Ann Berkman

Mateo 520-221-5612
Recommended by Marianne Van Zyll

House Cleaning Services

Devon Duncan 520-906-6411
Recommended by Laura McCloskey

Fernando Mendez 520-445-1061
J3 Cleaning Service
Recommended by Jo Ann Marcus

Mitzie La Rocca 520-403-7124
Recommended by Marianne Van Zyll

Interior Design

Lorraine Edminster 520-591-5918
Recommended by Warren Edminster & Susie Tipling

Landscaping/Gardeners

AJ the Arborist 602-694-5251
Recommended by Deb Perry

Amigo Landscape Samuel 520-443-0414
Recommended by Deb Perry

Jose A. Enriquez 520-975-9785
Recommended by Gail Reich & David Holter

Francisco Enriquez 520-405-8527
Recommended by Lee Strang

Manicure/Pedicure, Gels - Waxing

Nails by Yen 520-638-8840
Recommended by Jo Ann Marcus

My Nails 520-354-2965
Recommended by Laura McCloskey

Massage Therapists

Brandy Rodriguez LMT - 520-256-5671
Recommended by Jo Ann Marcus

Ginger Castle LMT CKTP - 520-877-0038
Recommended by Marianne Van Zyll

Mobile Vet Clinic

Kenneth Cohn, DVM 520-465-1533
Recommended by Jo Ann Marcus

Painting

Macaw Painting - Alejandro Gomez 520-904-4664 macawpaintingaz@gmail.com
Recommended by Scott & Melanie Wagner

Luis Ramirez 520-404-3663
Recommended by Laura McCloskey

Pipe Relining

Nu Flow 520-284-0056
Recommended by Carol Sinclair and Ben & Mary Porter

Plumber

Beyond Plumbing -Mike Moyer 520-409-2549
Recommended by Jo Ann Marcus

Dependable Plumbing- 520-990-5437
Recommended by Jean Paine

Tucson Plumbing - Kevin - 520-246-0681
Recommended by Marianne Van Zyll

Remodel/Construction

Brad Brewer 520-850-8284
Recommended by Marianna Cacciatore & Don Chenhall

Charles Ramsell - 520-250-9988
Recommended by Jo Ann Marcus

Mike at Portly Construction 520-549-9357
Recommended by Michael Lefebvre

Roy Armenta - 520-360-7644
Recommended by Marianne Van Zyll

Shawn Henderson 520-745-2169
Recommended by Pat Weigand

Roofing

Alan Bradley Roofing 520-885-3571
Recommended by Jo Ann Marcus

Solar

Technicians for Sustainability 520-740-0736
Recommended by David Scott Allen, Mark Sammons & Pat Weigand

Our World Energy Solar 623-850-5700
Recommended by Marianne Van Zyll

Window Cleaning

Better View Professional Windows & Miniblind Cleaners 520-917-3333
Recommended by David Scott Allen & Mark Sammons

Devon Duncan 520-906-6411
Recommended by Laura McCloskey

Treasurer Report

Jake Hurwitz, Treasurer

Through the end of August, the HOA's 2026 financial performance is better than forecast. On the revenue side, all Dues are current and income from Title Transfers has been quite strong due to 8 property sales year-to-date rather than the four we expected. Monthly expenses are tracking favorably due to Tucson Gas bills running below budget and Special Landscaping Projects not having materialized, at least yet. As previewed in the May Newsletter, the Board transferred an additional $10,000 to Reserves in July. Total CPA Reserves are now $244,000, a significant increase from $172,000 at year-end 2025.

Please feel free to reach out to me at any time for further clarification about the 2026 monthly financials, the Board's policy on Dues, the building of our Reserves or any other financial matter.

Catalina Pueblo Association
Monthly Financials and Reserve Accounts
August 2026

	2026 YTD Actual	2026 Annual Budget	Variance
INCOME			
Dues			
Operating Dues	$ 86,090	$ 86,400	$ (310)
Capital Dues	$ 47,520	$ 47,520	$ -
Total Dues	**$ 133,610**	**$ 133,920**	**$ (310)**
Title Transfer Fees & Penalties/Interest	$ 3,439	$ 1,600	$ 1,839
Interest Income	$ 4,102	$ 5,800	$ (1,698)
TOTAL INCOME	**$ 141,151**	**$ 141,320**	**$ (169)**
OPERATING EXPENSES			
Administrative:			
Postage/Printing/Other	$ 469	$ 750	$ (281)
Website	$ 279	$ 150	$ 129
Professional Services (Bnkg/CPA/Atty)	$ 1,046	$ 1,200	$ (154)
Income Tax	$ 1,988	$ 3,000	$ (1,012)
Property Tax/Licenses	$ 102	$ 150	$ (48)
Insurance		$ 5,500	$ (5,500)
Subtotal	**$ 3,885**	**$ 10,750**	**$ (6,865)**
Neighborhood Infrastructure:			
Contracted Monthly Landscaping	$ 7,200	$ 10,800	$ (3,600)
Landscaping Special Projects	$ 3,300	$ 8,000	$ (4,700)
Security & Lightbulbs		$ 500	$ (500)
Subtotal	**$ 10,500**	**$ 19,300**	**$ (8,800)**
Neighborhood Social Activites:	$ 2,353	**$ 3,300**	**$ (947)**
Pools:			
Routine Services/Chemicals	$ 11,469	$ 21,000	$ (9,531)
Maintenance & Repairs	$ 3,650	$ 6,300	$ (2,650)
Southwest Gas	$ 6,026	$ 10,000	$ (3,974)
Tucson Electric	$ 4,545	$ 7,500	$ (2,955)
City of Tucson Water	$ 2,894	$ 4,000	$ (1,106)
Contracted Housekeeping	$ 1,960	$ 2,940	$ (980)
Other (Permits, Tests & Termites)	$ 235	$ 860	$ (625)
Subtotal	**$ 30,779**	**$ 52,600**	**$ (21,821)**
TOTAL OPERATING EXPENSES	**$ 47,517**	**$ 85,950**	**$ (38,433)**
NET OPERATING INCOME	**$ 93,634**	**$ 55,370**	**$ 38,264**
TRANSFERS TO/FROM RESERVES			
2026 Operating Reserve Transfer(s)			
2026 Capital Reserve Transfer(s)		**$ 47,520**	
February	**$ 57,520**		
May	**$ 825**		
July	**$ 10,000**		
2026 Capital Reserve Transfers	**$ 68,345**	**$ 47,520**	**$ 20,825**
2027 Capital Reserve Transfer		**$ 4,900**	**$ (4,900)**
Total Capital Reserve Transfers	**$ 68,345**	**$ 52,420**	**$ 15,925**
2026 Year-End Cash	**$ 25,289**	**$ 2,950**	

RESERVE ACCOUNTS

CASH RESERVE	
PFCU MM Balance 1/1/2026	$ 7,437
Reserve Addition	$ 46,439
Dividends/Interest	$ 435
Reserve Expense	
Cash Reserve Balance 8/31/2026	**$ 54,310**
INVESTMENT RESERVE	
CDs Balance 1/1/2026	$ 164,374
Investment Reserve Additions	
Transfer from Bank Account	$ 825
Dividends/Interest	$ 3,802
Market Adjustment	$ (134)
New Investments	$ 57,000
Total Investment Reserve Additions	
Investment Reserve Reductions	
Transfer to Cash Reserves	$ (35,919)
Reserve Expense	
Total Investment Reserve Reductions	$ (35,919)
Investment Reserve Balance 8/31/2026	**$ 189,948**
TOTAL ENDING RESERVES 8/31/2026	**$ 244,259**

2026 Board of Directors

Please contact the Board via email: CatalinaPuebloBoard@gmail.com

Page Chancellor — *President*
520-909-0915 pchancellor@goldbergandosborne.com

Jim Luker — *Vice President*
952-250-3935 jluker123@gmail.com

Emily Green — *Secretary*
720-530-3140 emgboulder@gmail.com

Jake Hurwitz— *Treasurer*
612-749-8232 hurwitz.jake@gmail.com

Renn Hershey — *Pools*
520-360-5545 rtmhershey@hotmail.com

Mark Sammons — *Landscape*
520-603-0465 cookfarm@comcast.net

Dan Neff — *Architecture*
520-370-7470 dhneff47@gmail.com

Board of Directors Meeting

October 12 - 5:00
2469 E. Avenida de Posada

Repairs on Posada, Campbell, Skyline or elsewhere:
If you observe issues on county roads (including Posada and Campbell) such as overgrowth, deadwood, toppled signage, potholes, or drainage problems, please be a responsible citizen and report these directly to Pima County via their website ClickFix request form (search "Pima County ClickFix Forms").

https://www.pima.gov/897/Report-a-Problem-Submit-Request

Our nearest county roads are Avenida de Posada, Campbell, and Skyline.

Hughes Sanitation Services

Catalina Pueblo's official waste collection firm. As per our governing documents, everyone must use the company selected by the Association.

Fridays – both recycle and trash
***HSS does NOT recycle glass**

Billing address:
P. O. Box 725, Cortaro, AZ 85652
520-883-5868
hughessanitationservices@hotmail.com
www.tucsontrash.com

*Glass recycling: 3974 N Tucson Boulevard

Our website, www.catalinapueblo.com, has all our Catalina Pueblo information including our CC&Rs, complete Rules, past minutes, past newsletters, plant lists, remodel forms, HOA information and more.

Committees:

Social Committee: Emily Green, Chair

Water Management Committee:
Deborah Perry, Chair
Giuseppe & Annamaria Biagini
Janelle Curry
Beverly McNamara
Milo Meacham
Mark Sammons
Marion Taylor

Architecture: Dan Neff, Chair
Chris Cunniff
Barbara Eckel
Dan Farrell
Bob Frenz

Landscape: Mark Sammons, Chair
Barbie Adler
Doreen Frankel
Carolyn Neff
Jean Paine
Karen Satterfield
Lee Strang
Marion Taylor

Pools: Renn Hershey, Chair
David Holter
Jan Sikora-Lerch
Mary Steffenson
Eric Wager

Light bulbs: Co-chairs: Russ & Glenda Melin (Winter) & Marianne Van Zyll (Summer)
Campbell: Marianne Van Zyll
Pueblo: Terry Temple & Dan Bares
Maria: Olive Mondello
Adelita & Cerrada Adelita:
Eric & Jeannie Wager (West) Gail Reich (East)
Posada East: Marianne Van Zyll
Posada West: Russ & Glenda Melin
Minera: Pat Weigand
Caballo & Cerrada Caballo: Beverly McNamara

Finance Committee: Jake Hurwitz, Chair
Chris Cunniff
Bob Frenz
Beverly McNamara
Jimmy Luker

Directory:
David Scott Allen, Cover & Photos
Mark Sammons, Photos
Connie Church, Layout & Design

Newsletter:
PuebloRecipes: David Scott Allen
Neighborhood News: Pat Weigand
Social Events Photos & Layout: Bob Garrett
Editor: Connie Church

Web site: www.catalinapueblo.com
Connie Church